



**23 Barmstedt Drive, Oakham, Rutland, LE15 6RG**  
**Offers In Excess Of £310,000**



Chartered Surveyors & Estate Agents

Sales • Lettings • Country Homes • Commercial • Surveys • Agricultural Management • Planning & Development



## 23 Barmstedt Drive, Oakham, Rutland, LE15 6RG



Chartered Surveyors & Estate Agents

### DESCRIPTION

Modern, much improved townhouse offering attractively presented accommodation with contemporary fixtures and fittings situated in a pleasant cul-de-sac about three quarters of a mile from the town centre amenities and railway station.

The property benefits from gas fired central heating system and full double glazing and provides extended to the rear, three storey accommodation which can be summarised as follows:

GROUND FLOOR: Entrance Hall, WC, open-plan fully fitted Kitchen, Dining Area and Living Area;

FIRST FLOOR: two Double Bedrooms, Family Bathroom;

SECOND FLOOR: Master Bedroom with en-suite Shower Room.

OUTSIDE there is a single Garage with driveway providing additional off-road parking space for one car, open-plan, hard landscaped area of garden to the front and fully enclosed, attractively landscaped, low maintenance garden with timber decking, artificial lawn and paved seating area to the rear.

### ACCOMMODATION

#### GROUND FLOOR

##### Entrance Hall 1.02m x 3.76m (3'4" x 12'4")

Double glazed front door, radiator, oak effect laminate

flooring, recessed ceiling spotlights, stairs leading to first floor, doors to Kitchen and WC.

##### WC 0.84m x 1.91m (2'9" x 6'3")

Contemporary white suite of low level WC and vanity hand basin with mixer tap, granite top, tiled splashback and cupboard beneath.

Radiator, oak effect laminate flooring, window to front elevation.

##### Open-plan Kitchen, Dining & Living Area featuring:

##### Kitchen Area 1.93m x 3.86m + 2.92m x 1.91m (6'4" x 12'8" + 9'7" x 6'3")

Excellent range of stylish, modern units incorporating granite work surfaces with upstand, inset sink with mixer tap, base cupboard and drawer units, matching eye level wall cupboards (one of them housing Atiston gas central heating boiler), inset fridge-freezer, built-in wine fridge, integrated dishwasher, further granite worktop with inset 5 ring gas hob, double electric oven and drawer units beneath.

Oak effect laminate flooring, recessed ceiling spotlights, window to front elevation.

##### Dining & Living Area 3.94m max x 5.72m (12'11" max x 18'9")

Two radiators, oak effect laminate flooring, recessed ceiling spotlights, two Velux window, bi-fold doors opening to timber decked area and enclosed rear garden beyond.

#### FIRST FLOOR

##### Landing 0.91m x 3.02m (3'0" x 9'11")

Radiator, staircase with turned spindles leading to the second floor Master Suite.

##### Bedroom Two 3.94m x 2.69m (12'11" x 8'10")

Radiator, window to rear elevation.

##### Bedroom Three 3.94m x 3.15m (12'11" x 10'4")

Radiator, two windows to front elevation.

##### Bathroom 1.85m x 2.46m (6'1" x 8'1")

Contemporary white suite comprising low level WC, rectangular hand basin with mixer tap set within vanity unit with storage beneath and panelled bath with shower above and glass screen.

Upright stainless steel radiator, partially tiled walls, tiled floor, recessed ceiling spotlights, extractor fan.

#### SECOND FLOOR

##### Master Bedroom 3.86m x 2.87m + 1.83m x 1.17m (12'8" x 9'5" + 6'0" x 3'10")

Radiator, roof access hatch, window to front elevation.

##### En-suite Shower Room 3.35m x 1.73m (11'0" x 5'8")

Contemporary white suite comprising concealed cistern WC, rectangular hand basin with mixer tap set within vanity unit with storage beneath and corner shower cubicle with deluge shower above.

## 23 Barmstedt Drive, Oakham, Rutland, LE15 6RG



Chartered Surveyors & Estate Agents

Range of fitted wardrobes to one wall, upright stainless steel radiator, partially tiled walls, tiled floor, recessed ceiling spotlights, Velux window to rear elevation.

### OUTSIDE

#### Single Garage 2.62m x 5.54m (8'7" x 18'2")

(right hand garage in a block of two)

Light and power, manual up and over door.

There is a driveway providing additional off-road parking space for one car to the front of the garage.

### Front Garden

To the front of the property is a hard landscaped area of garden which includes a central paved pathway leading to the front door flanked by gravelled areas, one of them with specimen box hedging.

### Rear Garden

The west facing rear garden is fully enclosed by panel fencing and has been landscaped for ease of maintenance to include a timber decked patio immediately to the rear of the house, an area of artificial lawn with adjoining pathway leading to a paved seating area at the top of the garden.

### SERVICES

Mains electricity

Mains water supply

Mains sewerage

Gas central heating (new boiler installed recently)

According to <https://checker.ofcom.org.uk/>  
Broadband availability: Standard, Superfast, Ultrafast  
Mobile signal availability: good outdoor and in-home  
EE - good outdoor and in-home  
O2 - good outdoor  
Three - good outdoor and in-home  
Vodafone - good outdoor and in-home  
Results are predictions and not a guarantee.

None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

### OAKHAM

Oakham is a lovely market town being the administrative centre for Rutland. It is popular with commuters and is within travelling distance of a number of other centres including Peterborough, Leicester, Nottingham, Melton Mowbray, Grantham, Stamford, Kettering and Corby. In addition, there is a railway station in the town and there are services to Leicester, Birmingham and Peterborough. There are direct train routes to London from Leicester and Peterborough.

Within the town there is a good range of shops which cater for most needs, together with a produce market each Wednesday and Saturday. There is also a good range of other facilities including doctors, dentists, opticians, veterinary surgery etc. In the town there is a good range of Local Authority schools together with the private Oakham School which caters for children

of most ages. Preparatory education on a private basis is available at Brooke Priory.

Sporting facilities in the area are many and varied and include cricket, golf, football, tennis, rugby football, bowls together with a number of leisure pursuits which can be enjoyed at Rutland Water which is just to the east of Oakham and these include sailing, windsurfing and fly fishing.

### COUNCIL TAX

Band C

Rutland County Council, Oakham 01572-722577

### INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

### N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

### VIEWING

By appointment to be made through the Selling Agents please. If you are travelling a long distance please telephone prior to departure to ensure the

## 23 Barmstedt Drive, Oakham, Rutland, LE15 6RG



Chartered Surveyors & Estate Agents

property is still available and to discuss any particular points which are likely to affect your interest in this property in order that you do not make a wasted journey.

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30

Saturday 9.00 - 12.00

### DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any

expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

### Money Laundering Regulations 2003

Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.





















Chartered Surveyors & Estate Agents

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC